WARRANTY DEED

Karen Johnson Davidson County
Batch# 454118 DEEDWARR
08/11/2020 12:23:52 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200811-0089239

MST 2020-1233

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Loi T Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 1-23-2021
(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loi Nguyen and Yen Thi Phan	NEW OWNER	183-05-0A-095.00-CO
(NAME)	(NAME)	
4124 October Wood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Leisli N. Lopez, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loi Nguyen and Yen Thi Phan, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Revision One, Phase Two, Section Four, October Woods of record in Plat Book 7900, Page 909 and as amended in Book 9700, page(s) 437 and 438, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leisli N. Lopez, married by Warranty deed from Zahid Kirmani and wife, Afshan Kirmani of record in Instrument No. 20151130-0120524 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on November 30, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 358, Book 9700, Page 359, Book 7900, Page 909 and revised in Plat Book 9700, Pages 437 and 438, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276 amended in Book 10548, Page 501, Register's Office for Davidson County, Tennessee. By-Laws of October Woods Homeowner's Association of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee. Charter of October Woods Homeowner's Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee. Final Decree and Drainage Easement of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee. Easement for Community Telephone Cabinet of record in Book 10766, Page 666, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed for Common Areas to October Woods Homeowner's Association of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5047, Page 656, Book 5047, Page 661 and Book 8443, Page 79, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4124 October Wood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10 DAY OF AUGUST, 2020.

Leisli N. Lopez

Rosio Guzman Urena joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

Rosio Guzman Urena

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Leisli N. Lopeza and Rosio Guzman Urena, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of August, 2020.

Notary Public

My commission expires: 4-20-2024

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

(SEAL)